| 144.0 | 0001 | 0020.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 830,800 / 830,800 |
| | | | | | USE VALUE: | 830,800 / 830,800 |
| | | | | | ASSESSED: | 830,800 / 830,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 120 | | SCITUATE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MORSE DANIEL W/ETAL |
| Owner 2: | SMITH MICHELLE D |
| Owner 3: | |
| Street 1: | 120 SCITUATE STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains 4,677 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1941 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4677.000 | 378,900 | 3,700 | 448,200 | 830,800 |
| Total Card | 0.107 | 378,900 | 3,700 | 448,200 | 830,800 |
| Total Parcel | 0.107 | 378,900 | 3,700 | 448,200 | 830,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 427.97 | /Parcel: 427.9

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 93703

**GIS Ref**

**GIS Ref**

**Insp Date** 06/02/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 144.0-0001-0020.0

!11199!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 378,900 | 3700 | 4,677. | 448,200 | 830,800 | 830,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 282,500 | 3700 | 4,677. | 420,200 | 706,400 | 706,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 269,900 | 3700 | 4,677. | 347,400 | 621,000 | 621,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 269,900 | 3700 | 4,677. | 319,400 | 593,000 | 593,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 269,900 | 3700 | 4,677. | 291,400 | 565,000 | 565,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 255,700 | 3700 | 4,677. | 285,800 | 545,200 | 545,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 255,700 | 3700 | 4,677. | 265,600 | 525,000 | 525,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 255,700 | 3700 | 4,677. | 252,700 | 512,100 | 512,100 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 01:23:53 |

**LAST REV**

| Date | Time |
|---|---|
| 06/14/18 | 14:40:11 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11199

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BOWE JOHN J/ETA | 26296-341 | | 5/7/1996 | | 239,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 2of= sink |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/7/2006 | 655 | Dormers | 89,000 | C | | G8 | GR FY08 | SHED DRMR |
| 11/13/1998 | 788 | Redo Kit | 5,000 | | | | | REMODEL KITCHEN |
| 5/28/1998 | 328 | Wood Dec | 2,500 | | | | | 12X12 WDK |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/2/2018 | Inspected | PH | Patrick H |
| 5/7/2018 | MEAS&NOTICE | BS | Barbara S |
| 11/15/2008 | Meas/Inspect | 336 | PATRIOT |
| 7/22/1998 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4677 | | Sq. Ft. | Site | | 0 | 80. | 1.20 | 9 | | | | | | | | | 448,247 | | | | | | 448,200 | |

Total AC/HA: 0.10737 | Total SF/SM: 4677 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 448,247 | Spl Credit | Total: 448,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2T - 2 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1928 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 15 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | 2 | Rating: | Fair |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.19088864 |
| Const Adj.: | 0.98843086 |
| Adj $ / SQ: | 147.139 |
| Other Features: | 103100 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 424732 |
| Depreciation: | 45871 |
| Depreciated Total: | 378861 |

## COMMENTS

of= sink in basement and tqs.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 1998 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

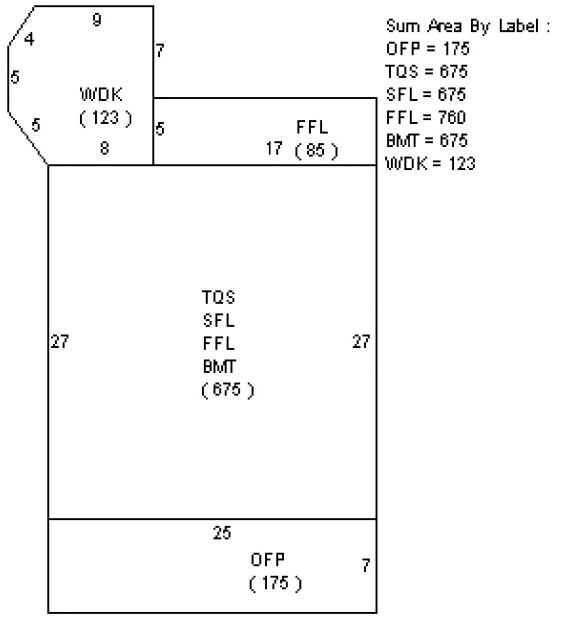
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | m |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 147.14 |
| Special Features: | 0 | Val/Su Net: | 130.03 |
| Final Total: | 378900 | Val/Su SzAd | 195.18 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 760 | 147.140 | 111,826 |
| BMT | Basement | 675 | 44.140 | 29,796 |
| SFL | Second Floor | 675 | 147.140 | 99,319 |
| TQS | 3/4 Story | 506 | 147.140 | 74,489 |
| OFP | Open Porch | 175 | 25.630 | 4,485 |
| WDK | Deck | 123 | 13.970 | 1,718 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,914 | | | Total: | 321,633 |
| Size Ad | 1941.25 | Gross Are | 3083 | FinArea | 1941 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

144.0-0001-0020.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 12X20 | A | AV | 1928 | 25.42 | T | 40 | 101 | | | 3,700 | | | 3,700 |

| More: | N | Total Yard Items: | 3,700 | Total Special Featues: | | Total: | 3,700 |
|---|---|---|---|---|---|---|---|